

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

September 25, 2003

Council Chambers
Nevada

400 Stewart Avenue Las Vegas,

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

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COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

CRAIG GALATI

BYRON GOYNES

LAURA McSWAIN

STEVEN EVANS

TODD NIGRO

LEO DAVENPORT

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **August 28, 2003** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE

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RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

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8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-2902 - LOS LOMAS @ VILLAGE 23A - THE HOWARD HUGHES CORPORATION** - Request for a Tentative Map FOR AN 87-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 24 acres adjacent to the southeast corner of Desert Sunrise Road and Desert Moon Road (APN: 137-34-810-001), P-C (Planned Community), Ward 2 (L.B. McDonald).
2. **TMP-2919 - SERRANO - COLEMAN-TOLL, LIMITED LIABILITY PARTNERSHIP** - Request for a Tentative Map for a 59-lot single-family residential subdivision on 22.9 acres adjacent to the west side of the intersection of Paseo Mist Drive, Desert Moon Road and Paseo Breeze Drive (APN: 137-34-714-001), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
3. **TMP-2921 - OTTO MERIDA MANOR - CITY OF LAS VEGAS HOUSING AUTHORITY** - Request for a Tentative Map for a 78-lot single-family attached residential subdivision on 8.88 acres adjacent to the northeast corner of 28th Street and Sunrise Avenue (APN: 139-36-303-003), R-2 (Medium-Low Density Residential) Zone, Ward 3 (Reese).
4. **EOT-2894 - CITY OF LAS VEGAS HOUSING AUTHORITY** - Request for an Extension of Time of an approved Variance (V-0032-00) which allowed a reduction in the minimum lot size for a single family attached development on 8.88 acres adjacent to the northeast corner of 28th Street and Sunrise Avenue (APN: 139-36-303-003), R-2 (Medium-Low Density Residential) Zone, Ward 3 (Reese).
5. **EOT-2895 - CITY OF LAS VEGAS HOUSING AUTHORITY** - Request for an Extension of Time of an approved Variance (V-0034-00) which allowed a reduction in the required setbacks a single family attached development on 8.88 acres adjacent to the northeast corner of 28th Street and Sunrise Avenue (APN: 139-36-303-003), R-2 (Medium-Low Density Residential) Zone, Ward 3 (Reese).

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6. **EOT-2866 - ETHEL-WILLIA, INC. ON BEHALF OF SMART START DAY CARE FACILITY** - Request for an Extension of Time of an approved Special Use Permit (U-0087-01) **for a proposed commercial child care facility** at 1260 West Owens Avenue (APN: 139-21-804-009), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
7. **EOT-2865 - ETHEL-WILLIA, INC. ON BEHALF OF SMART START DAY CARE FACILITY** - Request for an Extension of Time of an approved Site Development Plan Review (SD-0028-01) **and a reduction in the amount of required perimeter landscaping for a proposed 4,000 square foot expansion of an existing child care facility** at 1260 West Owens Avenue (APN: 139-21-804-009), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
8. **ANX-2874 - JOHN P. NEAL, ET AL** - Petition to annex property generally located on the west side of Rainbow Boulevard, 315 feet south of Red Coach Avenue, containing approximately 4.39 acres (APN: 138-03-602-009 and 010), Ward 6 (Mack).

PUBLIC HEARING ITEMS:

9. **ABEYANCE - RENOTIFICATION - SUP-1018 - ROGER FOSTER** - Request for a Special Use Permit **for a proposed mini-warehouse development** adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to N-S (Neighborhood Service), Ward 4 (Brown).
10. **ABEYANCE - RENOTIFICATION - SUP-1454 - ROGER FOSTER** - Request for a Special Use Permit **for a proposed recreational vehicle and boat storage in conjunction with a mini-warehouse development and a waiver to allow storage within a required setback/buffer area** adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to N-S (Neighborhood Service), Ward 4 (Brown).

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11. **SDR-2871 - ROGER FOSTER** - Request for a Site Development Plan Review for a proposed mini-warehouse development with recreational vehicle and boat storage and waivers to the side and rear setback requirements, and perimeter and parking lot landscaping requirements adjacent to the north side of Cheyenne Avenue, approximately 340 feet east of Fort Apache Road (APN: 138-08-401-013), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to N-S (Neighborhood Service), Ward 4 (Brown).
12. **ZON-2918 - TREASURE LAND DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-D (Single Family Residential - Restricted) and to allow 3.2 dwelling units per acre within a rural preservation neighborhood buffer where 3.0 units per acre is permitted on 2.8 acres adjacent to the southeast corner of Washburn Road and Maverick Street (APN: 125-35-701-001, 002 and 003), Ward 6 (Mack).
13. **VAC-2920 - TREASURE LAND DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Petition to Vacate the south 10 feet of Washburn Road between Maverick Street and Bronco Lane, Ward 6 (Mack).
14. **VAR-2901 - LODGE YMCA ASSOCIATION OF LAS VEGAS** - Request for a Variance to allow 319 parking spaces where 409 parking spaces are required for an expansion of an existing YMCA facility at 4141 Meadows Lane (APN: 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
15. **SDR-2900 - LODGE YMCA ASSOCIATION OF LAS VEGAS** - Request for a Site Development Plan Review for a new aquatic center, running track, playground, a 750 square foot addition to the existing building, and parking lot at 4141 Meadows Lane (APN: 139-31-601-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
16. **VAR-2905 - TERRIBLE HERBST OIL COMPANY ON BEHALF OF McDONALD'S CORPORATION** - Request for a Variance to allow a 100-foot tall flag pole where a 40-foot tall flag pole is the maximum height permitted adjacent to the southwest corner of Centennial Parkway and Durango Drive (APN: 125-29-510-007), T-C (Town Center) Zone [GC-TC (General Commercial – Town Center) General Plan Designation], Ward 6 (Mack).

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17. **VAR-2913 - LESLIE ORNER** - Request for a Variance to allow a 15-foot front yard setback where 20 feet is the minimum required for a proposed garage and room addition to an existing single family dwelling at 515 Park Way West (APN: 139-32-610-041), R-1 (Single-Family Residential) Zone, Ward 5 (Weekly).
18. **VAR-2930 - GREAT AMERICAN CAPITAL ON BEHALF OF GREAT AMERICAN PLAZA, LIMITED LIABILITY COMPANY, ET AL** - Request for a Variance to allow 488 parking spaces where 540 is the minimum number of required spaces in an approved commercial center on 8.51 acres adjacent to the northwest corner of Sahara Avenue and Tomsik Street (APN: 163-04-416-002 through 008), U (Undeveloped) Zone [SC (Service Commercial) and O (Office) General Plan Designations] under Resolution of Intent to C-1 (Limited Commercial) and O (Office) Zones, Ward 1 (Moncrief).
19. **RQR-2793 - STEVEN TRAISMAN** - Required One Year Review of an approved Special Use Permit (U-0069-02) which allowed a banquet facility at 4250 East Bonanza Road, Suite #10 (APN: 140-30-802-004), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).
20. **RQR-2860 - LAMAR OUTDOOR ADVERTISING COMPANY ON BEHALF OF Z PROPERTIES, LIMITED LIABILITY COMPANY** - Required One Year Review of an approved Special Use Permit [U-0043-94(4)] which allowed a 55 foot high, 14 foot by 48 foot off-premise advertising (billboard) sign at 3900 West Charleston Boulevard (APN: 139-31-801-012), G1 (Limited Commercial) Zone, Ward 1 (Moncrief).
21. **RQR-2861 - LAMAR OUTDOOR ADVERTISING COMPANY ON BEHALF OF Z PROPERTIES, LIMITED LIABILITY COMPANY** - Required One Year Review of an approved Special Use Permit [U-0043-94(3)] which allowed a 55 foot high, 14 foot by 48 foot off-premise advertising (billboard) sign at 3920 West Charleston Boulevard (APN: 139-31-801-011), G1 (Limited Commercial) Zone, Ward 1 (Moncrief).
22. **RQR-2891 - CHIP AND HELEN JOHNSON FAMILY TRUST** - Required Two Year Review of an approved Special Use Permit [U-0109-94(2)] which allowed a 40 foot high, 14 foot by 48 foot off-premise advertising (billboard) sign at 1767 North Rancho Drive (APN: 139-19-812-018), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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23. **RQR-2903 - LAMAR OUTDOOR ADVERTISING COMPANY ON BEHALF OF WORD OF LIFE CHRISTIAN CENTER** - Required One Year Review of an approved Special Use Permit [U-0027-93(3)] which allowed a 40 foot high, 14 foot by 48 foot off-premise advertising (billboard) sign at 4800 Alpine Place (APN: 138-36-802-009), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
24. **SUP-2885 - LARRY L. NICHOLL ON BEHALF OF C F T #1 TRUST** - Request for A Special Use Permit for motor vehicle sales (used) and to allow the use on a 12,632 square foot site where a 25,000 square foot site is the minimum size required at 3063 Sheridan Street (APN: 162-08-302-014), M (Industrial) Zone, Ward 1 (Moncrief).
25. **SUP-2909 - CENTERSTAGING LAS VEGAS, LIMITED LIABILITY COMPANY ON BEHALF OF CITY OF LAS VEGAS** - Request for a Special Use Permit for a recording studio and television broadcasting & other communication services adjacent to the west side of Martin Luther King Boulevard, approximately 330 feet north of Wheeler Peak Drive (a portion of APN: 139-21-313-007 and 008), R-E (Residence Estates) Zone under Resolution of Intent to C-PB (Planned Business Park), Ward 5 (Weekly).
26. **SDR-2908 - CENTERSTAGING LAS VEGAS, LIMITED LIABILITY COMPANY ON BEHALF OF CITY OF LAS VEGAS** - Request for a Site Development Plan Review for a 71,323 square foot sound stage and a 53,287 square foot corporate office building on 5.89 acres adjacent to the west side of Martin Luther King Boulevard, approximately 330 feet north of Wheeler Peak Drive (a portion of APN: 139-21-313-007 and 008), RE (Residence Estates) Zone under Resolution of Intent to GPB (Planned Business Park), Ward 5 (Weekly).
27. **SUP-2911 - CASHBACK PAYDAY LOANS ON BEHALF OF NORTH RANCH PARKWAY, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit for a financial institution, specified adjacent to the southwest corner of Craig Road and Decatur Boulevard (APN: 138-01-712-008), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
28. **SDR-2912 - CHURCH LDS PRESIDING BISHOP** - Request for a Site Development Plan Review for a parking lot expansion to an existing church on 4.75 acres at 7500 North Durango Drive (APN: 125-16-301-017), R-E (Residence Estates) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot), Ward 6 (Mack).

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29. **ROC-2914 - PARDEE HOMES OF NEVADA, ET AL** - Request for a Review of Condition No. 5 of an approved Site Development Plan Review (SDR-2231) **to modify the rear setback to allow a 7 foot rear setback for lots adjacent to cul-de-sac bulbs and to allow 10 feet for all other lots where 15 feet is required** on 20.31 acres adjacent to the northwest corner of Severance Lane and Fort Apache Road (APN: 125-18-702-004, 005, 006, and 007), T-C (Town Center) Zone [L-TC (Low Density Residential – Town Center) General Plan Designation], Ward 6 (Mack).
30. **ROC-2915 - PARDEE HOMES OF NEVADA** - Request for a Review of Condition No. 5 of an approved Site Development Plan Review [Z-0086-01(1)] **to modify the rear setback to allow a 7 foot rear setback for lots adjacent to cul-de-sac bulbs where 10 feet is required** on 20 acres adjacent to the east side of Tee Pee Lane between Dorrell Lane and Deer Springs Way (APN: Multiple), U (Undeveloped) Zone [L-TC (Low Density Residential – Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).
31. **ROC-2916 - PARDEE HOMES OF NEVADA** - Request for a Review of Condition No. 4 of an approved Site Development Plan Review [Z-0033-01(1) and Z-0034-01(1)] **to modify the rear setback to allow a 7 foot rear setback for lots adjacent to cul-de-sac bulbs and to allow 10 feet for all other lots where 15 feet is required** on 50.08 acres adjacent to the east and west sides of Tee Pee Lane, between Farm Road and Solar Avenue (APN: Multiple), U (Undeveloped) Zone [L -TC (Low Density Residential - Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) and U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).
32. **ROC-2917 - PARDEE HOMES OF NEVADA** - Request for a Review of Condition No. 2 of an approved Site Development Plan Review (SDR-1104) **to modify the rear setback to allow a 7 foot rear setback for lots adjacent to cul-de-sac bulbs and to allow 10 feet for all other lots where 15 feet is required** on approximately 15.01 acres adjacent to the northwest corner of Dorrell Lane and Fort Apache Road (APN: 125-19-501-017, 018 and 019), U (Undeveloped) Zone [L-TC (Low Density Residential – Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) and T-C (Town Center) Zone, Ward 6 (Mack).
33. **MSP-2881 - JONES MEDIA INC. ON BEHALF OF SANTA FE STATION, INC.** - Request for a Master Sign Plan **to add additional signs to an existing hotel/casino (Santa Fe Station)** at 4949 North Rancho Drive (APN: 125-34-801-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

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34. **WVR-2899 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request for a waiver to Title 18.12.160 to allow 187.5 feet between street intersections where 220 feet is the minimum distance separation required adjacent to the east side of Durango Drive, approximately 340 feet north of Grand Teton Drive (APN: 125-09-401-005, 013 and 014), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 6 (Mack).
35. **VAC-2878 - HDB, LIMITED LIABILITY COMPANY** - Request for a Petition to Vacate a portion of Canyon Run Drive approximately 2,000 feet west of Rampart Boulevard, Ward 2 (L.B. McDonald).
36. **VAC-2887 - KB HOME NEVADA, INC.** - Petition to Vacate U.S. Government Patent Easements generally located south of Gilmore Avenue, east of Ashling Street, and west of Ocean Waters Street, Ward 4 (Brown).

DIRECTOR'S BUSINESS ITEMS:

37. **TXT-2896 - CITY OF LAS VEGAS** - Request to amend Title 19 by deleting Cemetery/Mausoleum as a use permitted by Special Use Permit (Chapter 19.06.020 D) and adding Cemetery/Mausoleum as a use permitted as a matter of right in the C-V (Civic) zoning district.

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.